

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 20, 2019 5:30 PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

Present:

Kim Dunn
Rewk Patten
Jeff Duke
Mary Poole
Rob Harper, Toad Property Management
Peggy Langewisch, Toad Property Management

Rob called the meeting to order at 5:35 pm. Kim made a motion to approve the minutes of the June 18, 2019 meeting. Jeff seconded the motion and it was unanimously approved.

Kim made a motion for the following officers, Rewk seconded the motion and it was unanimously approved:

President	Jeff Duke
Vice President	Kim Dunn
Secretary / Treasurer	Bob Pannier

Kim made a motion to appoint Mary Poole to the Board to complete the term vacated by Rob Zilloux.

Rob said he did not have any updates regarding the Rec Lot.

Jeff said the State had completed a site visit and identified a few small corrections to be rectified within 10 days. Jeff said a gravity fed backflow preventer needed to be installed and that would be a makeshift system prior to a winter solution being installed. Jeff said two leaks, caused by settlement, had been repaired and the asphalt would need to be patched in those locations and also by a manhole cover. Jeff explained Lacy Construction had not provided a bid and the work was completed by Dietrich Dirtworks. Jeff suggested changing snow removal to Dietrich instead of Lacy Construction.

Rob said irrigation at the front entrance had been damaged by construction traffic and there was also a leak in the same area which Luke would continue to troubleshoot. It was agreed the lake was looking good and Rob said noxious weeds had been pulled where necessary and sprayed in other areas.

Rob introduced Peggy who had replaced Jim at the Toad office and said she would be taking over the financial and budgeting work. Rob said snow removal and legal were significantly over budget. Rob agreed to follow up with Beth Appleton regarding some of the legal fees for the Rec Lot work being recovered from the Rec Lot owner. Peggy confirmed most of the legal

expenses were for the Water Attorney and Jeff said those charges would only be incurred every five or six years.

The meeting adjourned at 5:55 pm.

Prepared by Rob Harper, Toad Property Management

DRAFT